



**PLANNING DEPARTMENT**  
215 SOUTH 4<sup>TH</sup> STREET; SUITE F  
HAMILTON, MT 59840  
PHONE 406.375.6530  
FAX 406.375.6531  
planning@ravallicounty.mt.gov

---

**COUNTYWIDE ZONING PROJECT – PROGRESS REPORT TO PLANNING BOARD**  
**APRIL 12, 2007**

**Establish Countywide Zoning Work Plan**

- An updated work plan will be provided at the beginning of next week.

**Find Additional Funding Resources**

- Staff has prepared a Montana Community Development Block Grant application for submittal to the Montana Department of Commerce on April 20<sup>th</sup>. This grant is proposed to fund approximately \$15,000 of the funding necessary to support the data analysis portion of this project.
- Thanks to Larry Swanson and Dave Schultz, Jim Owens, a representative from the Brainerd Foundation ([www.brainerd.org](http://www.brainerd.org)) visited the County on Monday. He met with representatives from the conservation community, the building industry, the farm and ranch community, the Open Lands Board and those working on the Countywide Zoning Project. Ravalli and Missoula Counties have been identified as key areas for their place-based conservation program. Mr. Owens has subsequently expressed to staff that he was very encouraged by what he heard and experienced and we are working with him to identify the optimum manner in which we could complete the Countywide Zoning Project and what resources it might take.
- A financial resources working group has met a couple of times. They are also currently waiting for staff an optimized budget for the Countywide Zoning Project.

**Create Public Involvement Plan**

- Work group meetings are held Mondays from 12:00 noon to 2:00
- Draft Public Involvement Plan\* prepared (work in progress)\*
- University of Montana's Public Policy and Research Institute will help interview community leaders and key representatives of the community to see if we are on the right track with this project, specifically in regards to the work plan, public involvement plan and planning committee concept. Their research will help the County make the necessary revisions to the project work plan and public involvement plan, both of which are flexible documents that can be revised, as needed, as we receive feedback throughout the process.
- Staff has been working with the public involvement work group on how to approach the second round of public meetings. We have developed a draft agenda for an overview meeting entitled "Nuts and Bolts" that will give an overview of the basics of zoning using the

draft regulations prepared by the LUS as an educational tool and an overview of the proposed role and responsibilities of Community Planning Committees. Staff has also prepared draft agendas for two workshops that would follow the “Nuts and Bolts” meetings in each planning area. The workshops to be held in the planning areas would focus on Community Planning Committees and the basics of Zoning. It is proposed that the overview meeting and then the workshops would each take place in a general public meeting for the Planning Board and the Board of County Commissioners prior to being held in each of the planning areas.

- Once the planning process for the second round of meetings has occurred, the planning for the third round of meetings regarding the land capability and suitability analysis will occur. This round of meetings will generally focus on providing information about the data that is available and proposed methods of analyzing the data to make it useful for the County in the determination of appropriate areas for different uses and intensities of development.

#### **Create Zoning Resolution/Regulations - Land Use Subcommittee (LUS)**

- Subcommittee meetings are held Thursdays from 9:00 to 11:00
- Review of second draft of zoning districts and matrix has been completed. A new complete draft of the zoning resolution/regulations that includes all proposed revisions for consideration will be available the week of April 16<sup>th</sup>.
- Cluster Development Standards for subdivisions was drafted by Les Rutledge.\* The group revised it and staff is revising it.
- Planned Unit Development standards have been reviewed several times by the LUS and a new draft will be available the week of April 16<sup>th</sup>.

#### **Develop Land Capability and Suitability Analysis**

- Staff has started collecting and evaluating data and has prepared a draft methodology for analyzing data. Copies of the initial data list will be available the week of April 16<sup>th</sup>.\* Although it will take some time to get the completed data analysis in place, staff will try to get some early base maps available to local planning areas and figure out how to involve them in the process of evaluating the data.
- The Request For Proposals (RFP) was issued to get consulting assistance for the land capability and suitability modeling and it closed March 26<sup>th</sup>. The Commissioners selected a consulting firm, DTM to assist with the data analysis component of the project. (A copy of all of the RFP responses\* are available at the Planning Department.) A contract is in preparation and will hopefully be signed next week.
- Staff is developing a “virtual” working group of technical advisors help with this portion of the project (engineers, biologists, soil scientists, agency personnel, etc.) This is likely to be more like an email list instead of group that will have regular meetings.

#### **Create the Zoning Map**

- This part of the project not yet underway.

#### **Adopt the Countywide Zoning Resolution/Regulations and Zoning Map**

- This part of the project not yet underway.

\*Anything noted with an asterisk means there is a document available.